

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Washtenaw County

State: MI

PJ's Total HOME Allocation Received: \$5,431,187

PJ's Size Grouping*: C

PJ Since (FY): 2001

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C
Program Progress:			PJs in State: 20			
% of Funds Committed	91.34 %	90.35 %	16	93.41 %	28	30
% of Funds Disbursed	81.48 %	83.25 %	16	84.68 %	30	28
Leveraging Ratio for Rental Activities	2.49	3.19	10	4.72	38	31
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.56 %	1	80.76 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	60.72 %	71.00 %	17	68.18 %	31	31
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	95.79 %	87.53 %	5	80.32 %	78	84
% of 0-30% AMI Renters to All Renters***	60.00 %	52.43 %	6	45.16 %	72	77
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	97.89 %	97.56 %	12	95.04 %	40	41
Overall Ranking:			In State:	9 / 20	Nationally:	61 63
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$9,229	\$26,400		\$26,037	95 Units	58.30 %
Homebuyer Unit	\$33,939	\$17,388		\$14,755	53 Units	32.50 %
Homeowner-Rehab Unit	\$27,848	\$22,638		\$20,487	15 Units	9.20 %
TBRA Unit	\$0	\$6,004		\$3,225	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washtenaw County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,222	\$149,601	\$28,994
State:*	\$78,938	\$73,007	\$19,377
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	15.8	30.2	20.0	0.0
Black/African American:	84.2	62.3	80.0	0.0
Asian:	0.0	1.9	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.9	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	61.1	15.1	26.7	0.0
2 Persons:	14.7	18.9	20.0	0.0
3 Persons:	8.4	30.2	26.7	0.0
4 Persons:	8.4	18.9	20.0	0.0
5 Persons:	1.1	11.3	0.0	0.0
6 Persons:	6.3	0.0	6.7	0.0
7 Persons:	0.0	1.9	0.0	0.0
8 or more Persons:	0.0	3.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	62.1	18.9	20.0	0.0
Elderly:	1.1	0.0	46.7	0.0
Related/Single Parent:	20.0	41.5	13.3	0.0
Related/Two Parent:	8.4	32.1	20.0	0.0
Other:	8.4	7.5	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	1.9 [#]
HOME TBRA:	0.0	
Other:	15.8	
No Assistance:	65.3	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washtenaw County State: MI Group Rank: 61
(Percentile)
State Rank: 9 / 20 PJs Overall Rank: 63
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	60.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	97.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

